

**BOSTON REDEVELOPMENT AUTHORITY
MAY 13, 2004 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the April 27, 2004 meeting.
APPROVED
2. Request authorization to schedule a public hearing for 2:00 p.m. on Thursday, June 3, 2004 in connection with the Trinity Mattapan Heights Limited Partnership Chapter 121A project, pursuant to MGL Chapter 121A. **APPROVED**

PUBLIC HEARING

3. Request authorization to issue an Adequacy Determination which approves the Final Project Impact Report submitted by Equity Office for the Russia Wharf Redevelopment Project and further request authorization to execute a Development Impact Project Agreement, an Affordable Housing Agreement which shall designate ten percent of the total number of condominium units as affordable and to execute a Cooperation Agreement.
APPROVED

DEVELOPMENT

Downtown Waterfront-Faneuil Hall

4. Request authorization to approve the petition to the City of Boston Public Improvement Commission for a discontinuance of certain limited areas above the street abutting the 199 State Street building which is proposed to be rehabilitated for residential use and to authorize the issuance of a determination that the project is consistent with the Downtown Waterfront Faneuil Hall Urban Renewal Area Plan. **APPROVED**

5. Request authorization to enter into a Memorandum of Agreement with the Boston Harbor Association to design and develop a website for the City of Boston's Harborwalk Program. **APPROVED**
6. Request authorization to accept a \$10, 000 grant from the Greater Boston Chamber of Commerce to jointly fund a BRA study on waterfront facilities of public accommodation and retail uses. **APPROVED**
7. Request authorization to enter into a contract with Community Partners Consultants Incorporated to assist the Boston Redevelopment Authority in a study on waterfront facilities of public accommodations and cultural/creative economy sector uses for an amount not to exceed \$23,000. **APPROVED**

South End

8. Request authorization to issue Partial Certificates of Completion and a full Certificate of Completion to TDC Peabody Atelier LLC evidencing the successful completion of project consisting of 103 residential units, a theater unit and a commercial unit located at Parcel 8 in the South End Urban Renewal Area. **APPROVED**
9. Request authorization to issue a Final Certificate of Completion to Newcomb Street LLC evidencing the completion of the two remaining parking spaces in a twelve space facility and an improved landscaped area located at 18 Newcomb Street. **APPROVED**
10. Request authorization to execute a Second Amendment to the Residual Fund Escrow Agreement in connection with the Waterford Place Project to release MHIC from the responsibility of monitoring withdrawals on CCBA's residual escrow account and to add the requirement that the Affirmative Investments, Inc. sign all instructions to the escrow agent to release any funds from said Residual Fund Escrow. **APPROVED**

11. Request authorization to approve in connection with the previously approved Chapter 121A project the taking for a 20-foot portion of Cunard Street owned by the City of Boston and the confirmatory taking of several parcels needed for Roxse Homes affordable housing project. **APPROVED**

Washington Park

12. Request authorization to amend the Land Disposition Agreement between Windale Developers, Inc. and the Boston Redevelopment Authority to reflect changes to the affordable unit prices for fourteen of the twenty-eight affordable units located on Parcels F-3A, F-3B and S-12 in an area of Martin Luther King, Jr. Boulevard. **APPROVED**
13. Request authorization to adopt a Minor Modification to the Washington Park Urban Renewal Plan to subdivide Parcel A-6 into Parcels A-6A and A-6B and further request authorization to transfer parcels to the Larosa Development Corporation; to issue a Partial Certificate of Completion evidencing the successful rehabilitation of 40 St. James Street in Roxbury and to enter into Land Disposition Agreements for the new parcels requiring ongoing design review by the Authority. **APPROVED**

Central Business District

14. Request authorization to issue a Certificate of Completion under a certain Consolidated and Restated Land Disposition Agreement and further request authorization to issue a Certificate of Compliance under the Cooperation Agreement for the successful completion of twenty-five story 33 Arch Street Office Tower project. **APPROVED**

Roxbury

15. Request authorization to issue a Certification of Approval for the construction of sixteen condominium units and parking spaces at 71-79 Brunswick Street and 400-402 Blue Hill Avenue, by the NU Life Development of which six units will be affordable and to recommend approval to the Board of Appeal for zoning relief necessary for said proposed project.
APPROVED

Dorchester

16. Request authorization to approve in connection with the previously approved Dudley Neighbors, Incorporated Project, a Demonstration Project for Trina Persad Park which would include the acquisition of 0 Gayland Street as open space for a children's playground or park and further request authorization to adopt a Demonstration Project Plan for the project. **APPROVED**
17. Request authorization to issue a determination that the Notice of Project Change eliminating the parking deck and thereby reducing the parking from 217 to 182 parking spaces addresses the impacts of the proposed Super Stop & Shop project located at 545 Freeport Street and further request authorization to amend the previously approved Certification of Compliance.
APPROVED

Jamaica Plain

18. Request authorization to issue a Certification of Approval in accordance with Article 80 Small Project Review for the construction of eighteen rental units at 319-329 Centre Street and to enter into an Affordable Housing Agreement for one unit which will be affordable. **APPROVED**
19. Request authorization to issue a Certification of Approval for the construction of seventeen residential units located at 35-39 South Huntington Avenue in accordance with Article 80E,

Small Project Review and to enter into an Affordable Housing Agreement for which two units will be affordable and further request authorization to recommend approval to the City of Boston Zoning Board of Appeal for variances and conditional use permits necessary to construct the project. **APPROVED**

North End

20. Request authorization to enter into an Affordable Housing Agreement for the creation of one voluntary affordable rental unit of the nine rental units project at 244 Hanover Street in the North End. **APPROVED**

Brighton

21. Request authorization to issue a Scoping Determination for Chestnut Hill Park located at 99-111 Chestnut Hill Avenue and to issue a Certification of Compliance and further request to enter into an Affordable Housing Agreement for the conversion of this former nursing home into forty-seven homeownership units of which two units will be created as affordable housing and to recommend approval to the Board of Appeal for zoning relief necessary for said proposed project. **APPROVED**

South Boston

22. Request authorization to adopt an Order of Taking relating to a parcel of land within the Boston Convention and Exhibition Center described as the “Hotel Parcel” and further request authorization to issue a Certification of Compliance and to execute a Cooperation Agreement and a Development Impact Project Agreement. **APPROVED**

PLANNING AND ZONING

23. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

24. Personnel APPROVED